

# NEWPORT BANNING RANCH

Planning Commission Study Session  
Subdivision Design and Circulation  
January 19, 2012

# Study Session Schedule

- 01/19/12 Subdivision Design & Circulation  
4:30 pm to 6:00 pm
- 02/09/12 Open Space, Parks, & Trails  
4:30 pm to 6:00 pm
- 02/23/12 Land Use, Development Regulations & Architectural Guidelines  
5:00 pm to 6:30 pm
- 02/23/12 Draft Environmental Impact Report  
7:00 pm to 8:30 pm

# GENERAL PLAN BASIS

# General Plan

*LAND USES (designated as “OS[RV]”)*

## **LU 6.3.1 Primary Use**

Open space, including significant active community parklands that serve adjoining residential neighborhoods if the site is acquired through public funding. (*Imp 2.1, 23.1, 23.5, 30.2*)

## **STRATEGY**

## **LU 6.3.2 Acquisition for Open Space**

Support active pursuit of the acquisition of Banning Ranch as permanent open space, which may be accomplished through the issuance of state bonds, environmental mitigation fees, private fundraising, developer dedication, and similar techniques. (*Imp 9.1, 14.7, 14.11, 30.2*)



# Policy Implementation

- ▣ 01/12/08 City Council adopts as a priority to “conduct an appraisal of the Banning Ranch property and assess funding available for the purchase of the property for open space”
- ▣ 02/12/08 Banning Ranch Appraisal and Acquisition Ad Hoc Committee appointed
- ▣ 12/23/08 Appraisal Report:
  - Acquisition costs estimated at \$138M to \$158M
  - State or private funding unlikely
  - Some funding from Measure M possible

# Policy Implementation (Con't)

- ▣ 01/27/09 City Council authorizes the City to request Measure M funding
- ▣ 04/15/09 City submits Measure M funding request
- ▣ 06/15/09 OCTA responds:
  - Working on a prioritization process

# Policy Implementation (Con't)

- ▣ 08/11/09 City Council directs:
  - Continued exploration of open space acquisition possibilities
  - Move forward with review of NBR application
  - Continue to monitor funding opportunities
  - Continue to explore open space acquisition alternatives
- ▣ 03/30/10 OCTA removes Newport Banning Ranch from list of potential acquisitions for the first round of funding

# General Plan

## *LAND USES*

### **LU 6.4.1    Alternative Use**

If not acquired for open space within a time period and pursuant to terms agreed to by the City and property owner, the site may be developed as a residential village, containing a mix of housing types, limited supporting retail, visitor accommodations, school, and active community parklands, with a majority of the property preserved as open space. The property owner may pursue entitlement and permits for a residential village during the time allowed for acquisition as open space. (*Imp 2.1*)

# General Plan

## LU 6.4.2 Residential

Accommodate a maximum of 1,375 residential units, which shall consist of a mix of single-family detached, attached, and multi-family units to provide a range of choices and prices for residents. (*Imp 2.1*)

## LU 6.4.3 Retail Commercial

Accommodate a maximum of 75,000 square feet of retail commercial uses that shall be oriented to serve the needs of local and nearby residents. (*Imp 2.1*)

## LU 6.4.4 Overnight Accommodations

Accommodate a maximum of 75 rooms in a small boutique hotel, “bed and breakfast,” or other overnight accommodations. (*Imp 2.1*)

# Project Overview

- ▣ 1,375 dwelling units
- ▣ 75,000 square feet of commercial uses
- ▣ 75-room resort inn
- ▣ 51.4 acres of active and passive public parks
- ▣ 252.3 acres of permanent open space, including
  - 220.9 acres of habitat
  - 9.5 acres of public interpretive trails
  - 2.6 acres of water quality and detention basins
  - 16.5 acres of oil production
  - 2.8 acres of planting buffers around oil sites

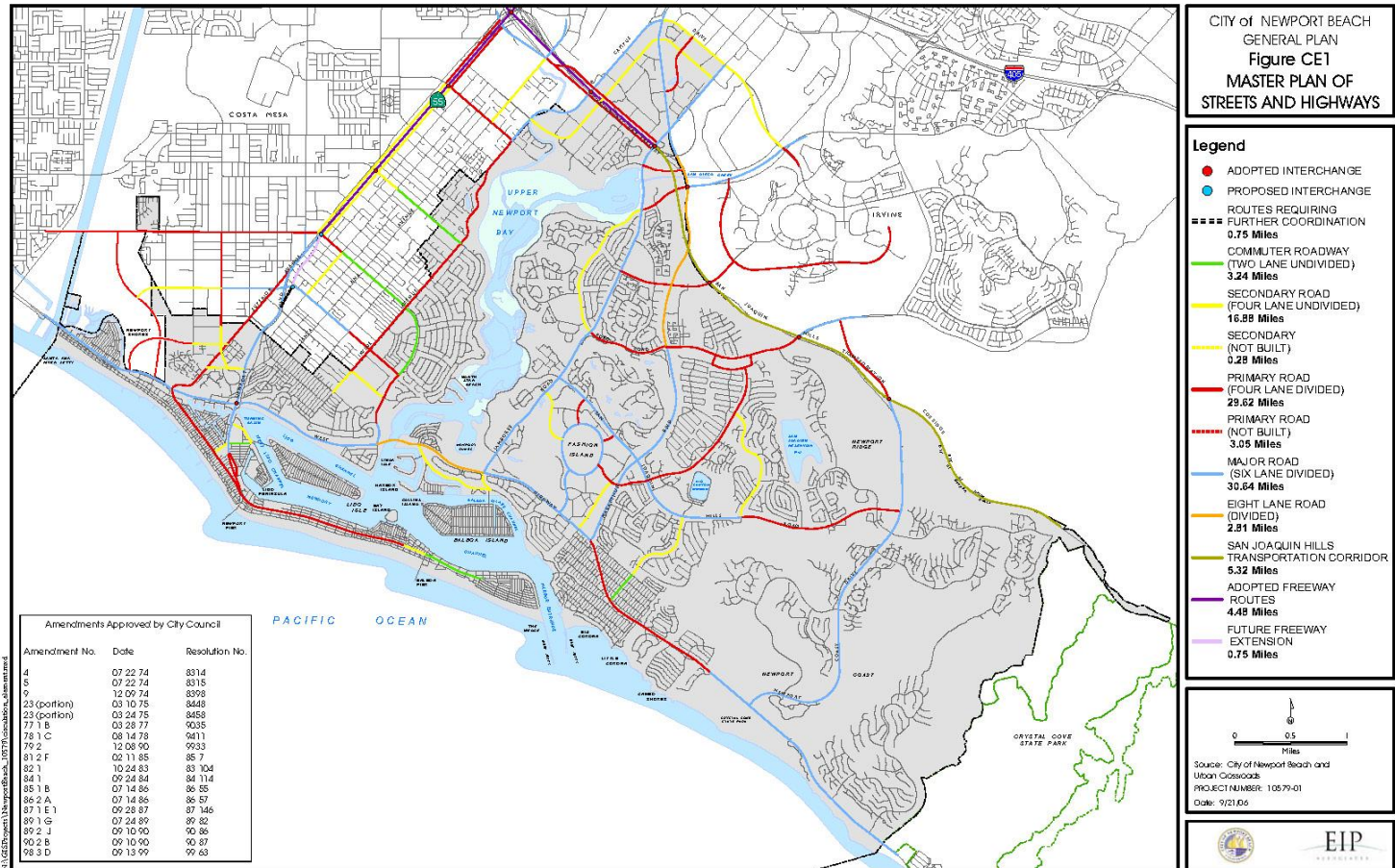
# Application

- ▣ General Plan Amendment (Circ. Element)
- ▣ Code Amendment (Prezoning/ Rezone)
- ▣ Planned Community Development Plan
- ▣ Master Development Plan
- ▣ Tentative Tract Map
- ▣ Affordable Housing Implementation Plan
- ▣ Pre-annexation and Development Agreement
- ▣ Environmental Impact Report

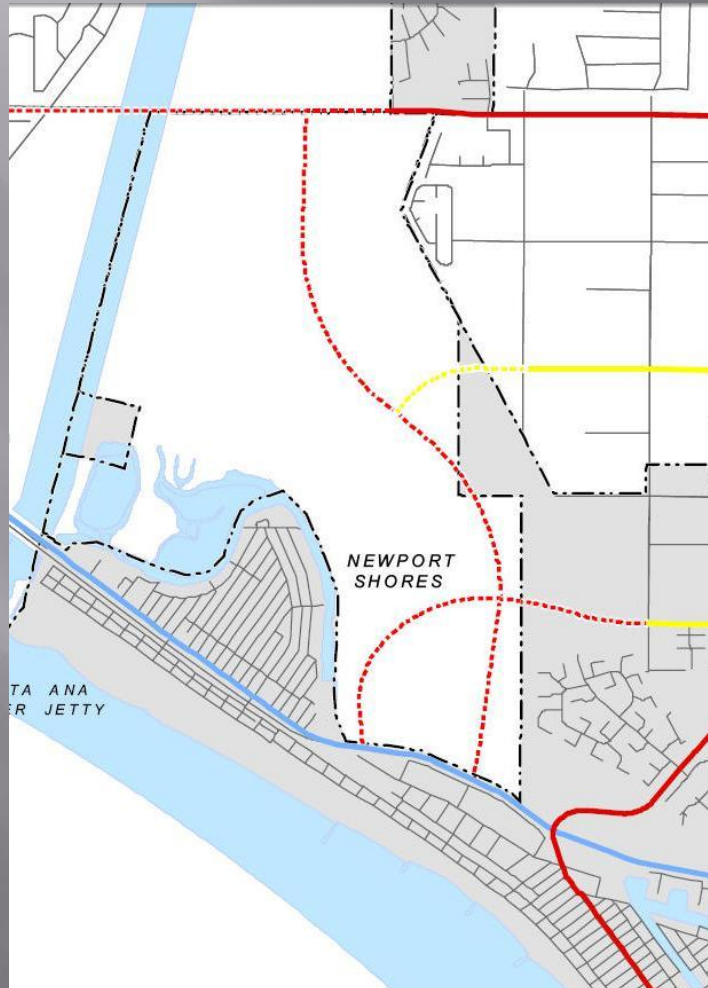
# CIRCULATION



# Master Plan of Streets and Highways



# Master Plan of Streets and Highways



## Legend

- ADOPTED INTERCHANGE
- PROPOSED INTERCHANGE
- ==== ROUTES REQUIRING FURTHER COORDINATION  
0.75 Miles
- COMMUTER ROADWAY (TWO LANE UNDIVIDED)  
3.24 Miles
- SECONDARY ROAD (FOUR LANE UNDIVIDED)  
16.88 Miles
- SECONDARY (NOT BUILT)  
0.28 Miles
- PRIMARY ROAD (FOUR LANE DIVIDED)  
29.62 Miles
- PRIMARY ROAD (NOT BUILT)  
3.05 Miles
- MAJOR ROAD (SIX LANE DIVIDED)  
30.64 Miles
- EIGHT LANE ROAD (DIVIDED)  
2.81 Miles
- SAN JOAQUIN HILLS TRANSPORTATION CORRIDOR  
5.32 Miles
- ADOPTED FREEWAY ROUTES  
4.48 Miles
- FUTURE FREEWAY EXTENSION  
0.75 Miles

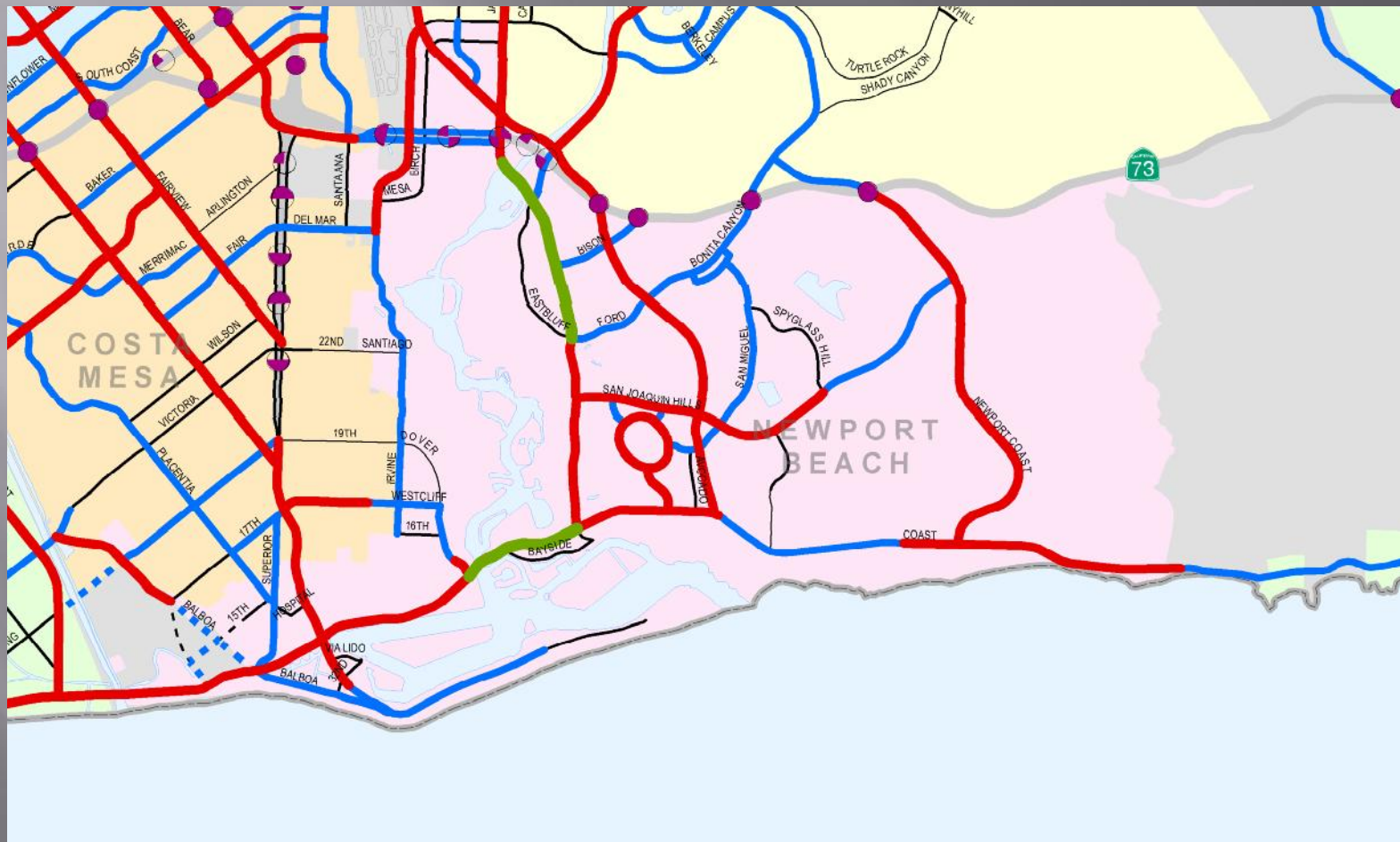
# Proposed Master Roadway Plan



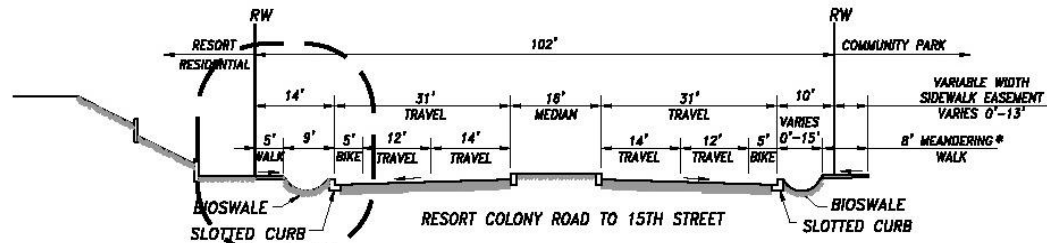


# OCTA

## Master Plan of Arterial Highways

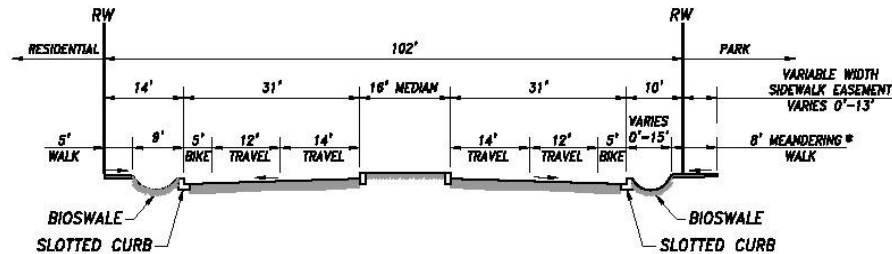
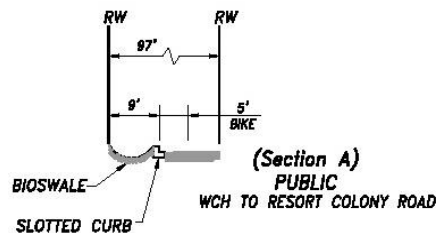


# Bluff Road/North Bluff Road



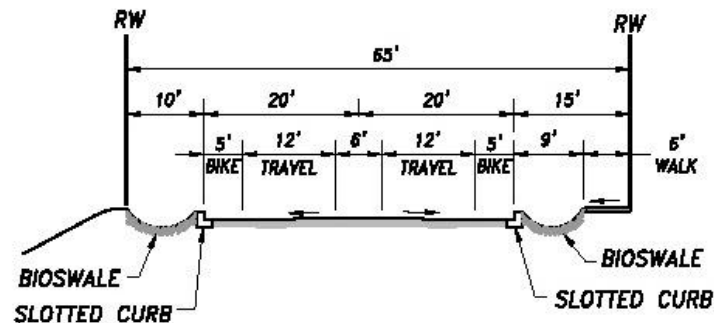
SEE BELOW FOR  
SECTION A

**Section A-A**  
**Bluff Road (West Coast Highway to 15th Street)**



**Section B-B**  
**North Bluff Road (15th Street to 16th Street - Adjacent Residential to West)**

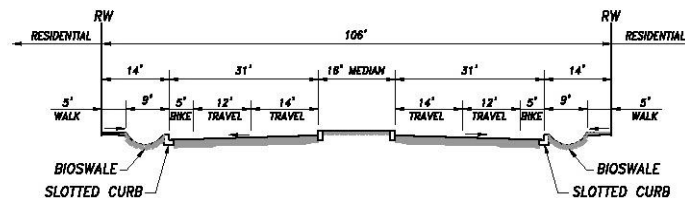
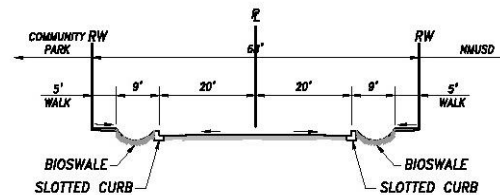
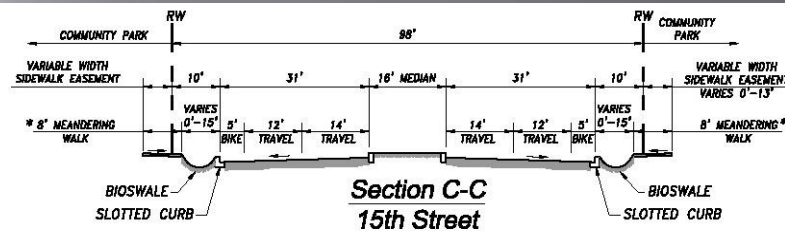
# North Bluff Road (17<sup>th</sup> St to 19<sup>th</sup> St)



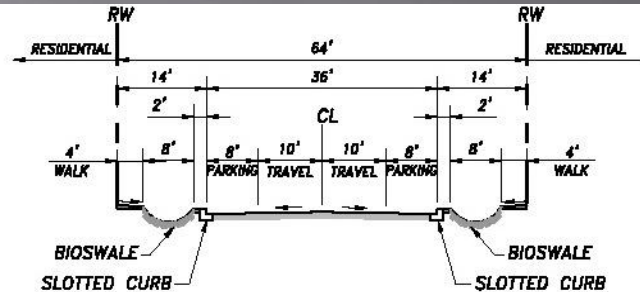
## Section M-M

*North Bluff Road (North Bluff Park North of Urban Colony to 19th Street)*

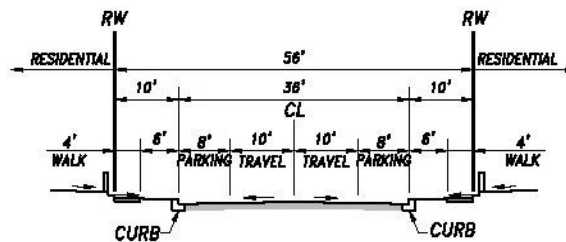
# 15<sup>th</sup>/16<sup>th</sup>/17<sup>th</sup> Streets



# Local Streets



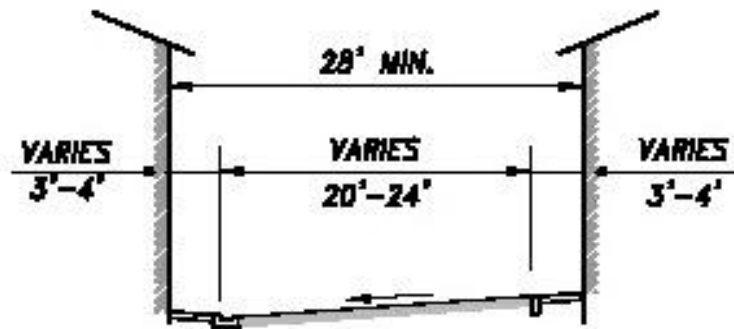
**Section F-F**  
**Typical Local Road with Bioswales**



**Section I-I**  
**Typical Local Road**

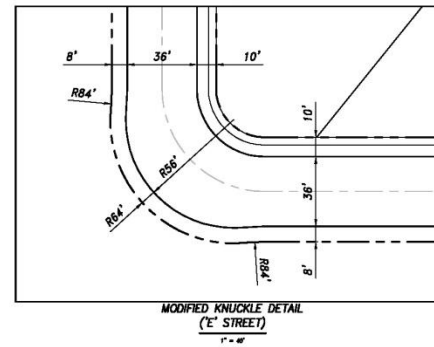
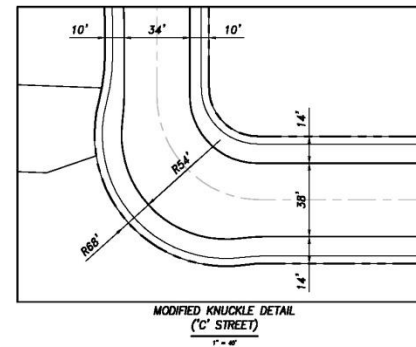
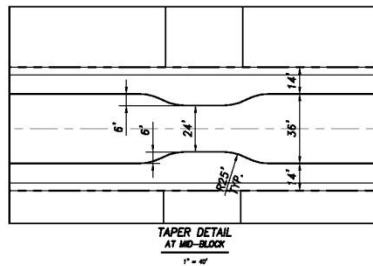
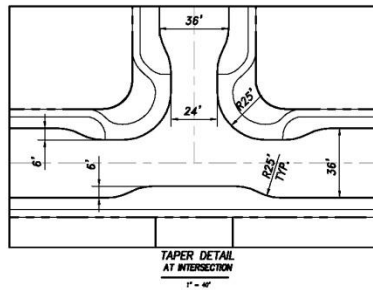


# Private Alleys



**Section N-N**  
***Typical Private Alley***

# Traffic Calming



# Off-Site Improvements 15<sup>th</sup> Street

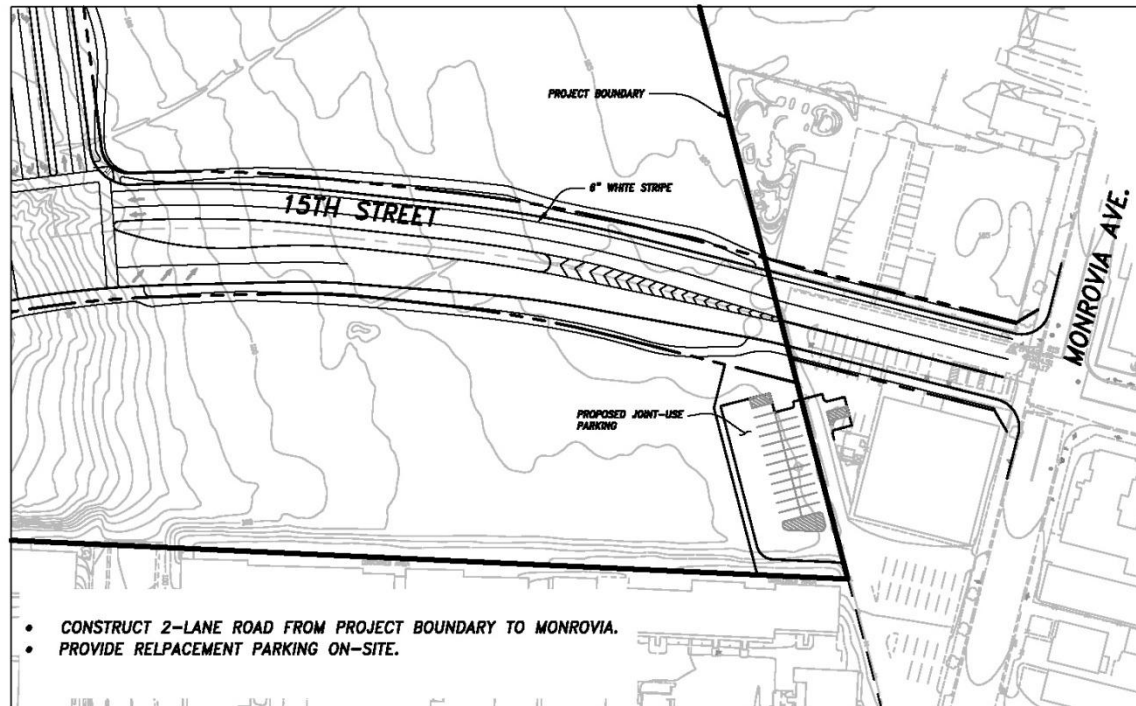


Exhibit 8-3  
15th Street Entry and  
Off-Site Improvements



**MASTER DEVELOPMENT PLAN**  
City of Newport Beach - California



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# Off-Site Improvements 16<sup>th</sup> Street

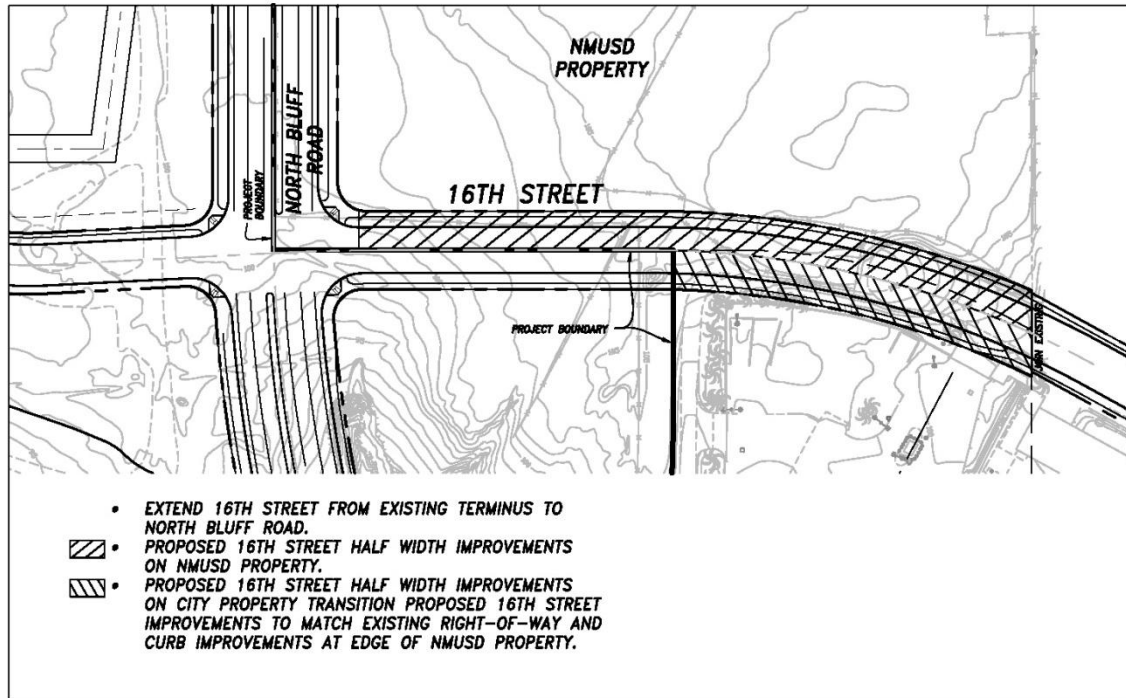


Exhibit 8-4  
16th Street Entry and  
Off-Site Improvements

NEWPORT BANNING RANCH

MASTER DEVELOPMENT PLAN  
City of Newport Beach - California

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FUSCO  
ENGINEERS  
ARCHITECTS

KOMA  
2011-04-13

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# Off-Site Improvements North Bluff Road

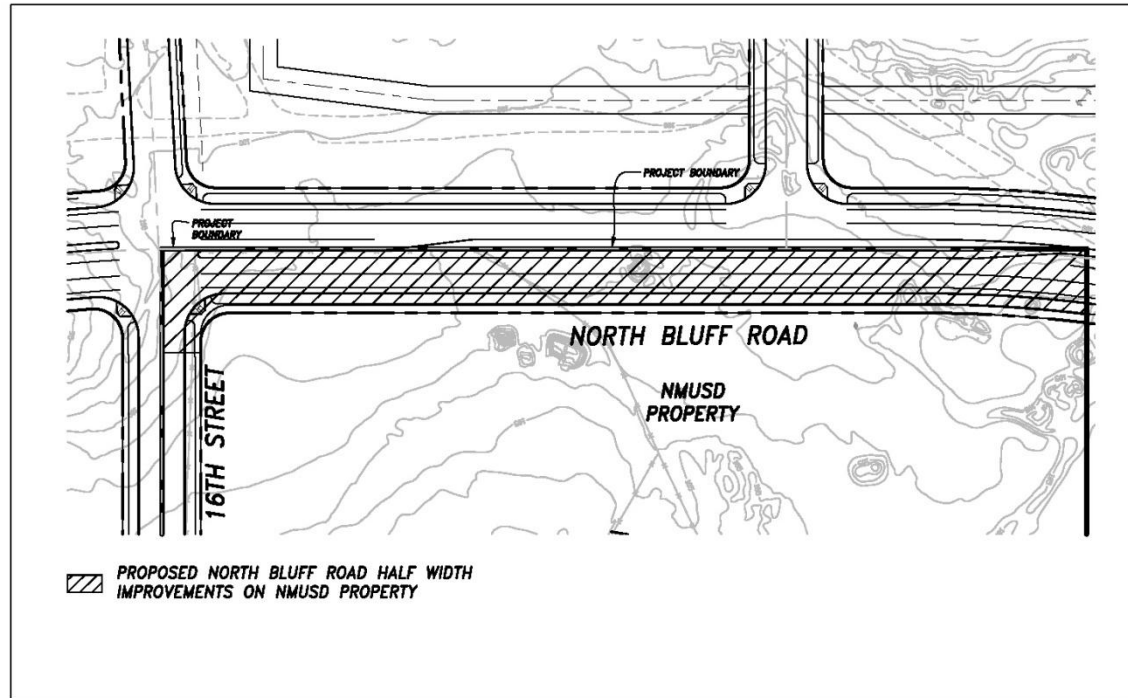


Exhibit 8-5  
North Bluff Road  
Off-Site Improvements



**MASTER DEVELOPMENT PLAN**  
City of Newport Beach - California



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# SUBDIVISION DESIGN



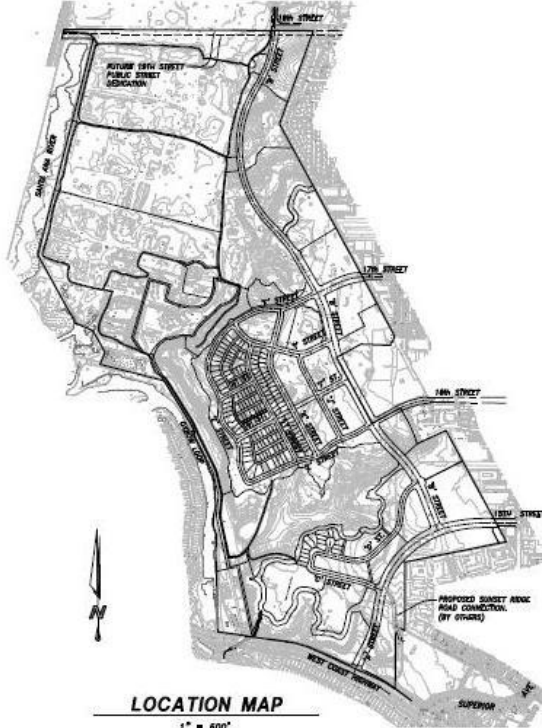
# Tentative Tract Map/ Master Development Plan

## TENTATIVE TRACT MAP NO. 17308

FOR CONDOMINIUM PURPOSES

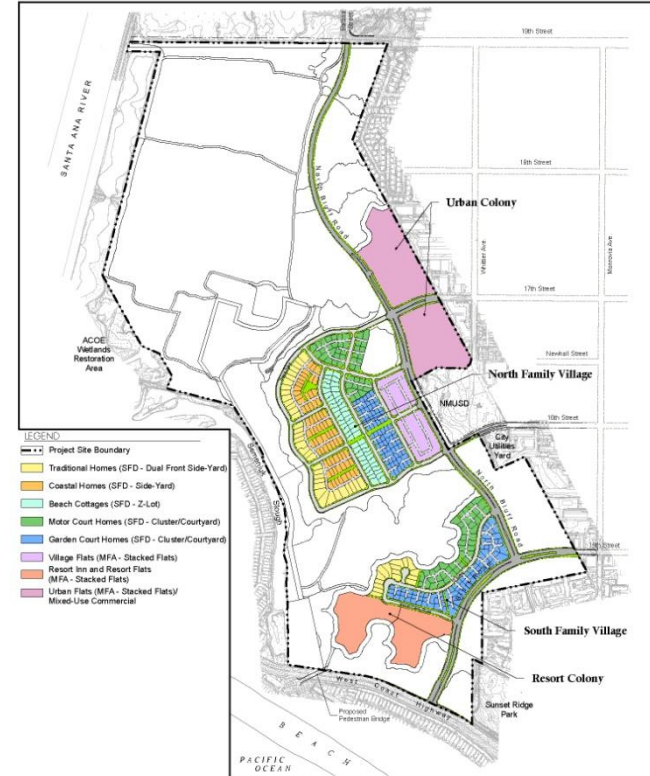
### LEGAL DESCRIPTION

A PORTION OF LOTS "B", "C" AND "D", ALL IN THE BANNING TRACT, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP OF SAID TRACT FILED IN THE CLERK OF NANCY BANNING AND OTHERS VS. MARY H. BANNING FOR PARTITION, BEING CASE NO. 6385 UPON THE REGISTER OF ACTIONS OF THE SUPERIOR COURT OF LOS ANGELES COUNTY, CALIFORNIA, AND A PORTION OF THE RANCHO SANTIAGO DE SANTA ANA, DESCRIBED IN BOOK 3, PAGE 387 OF PATENTS, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.



LOCATION MAP

1" = 600'



NEWPORT BANNING RANCH

MASTER DEVELOPMENT PLAN  
City of Newport Beach - California

Exhibit 3-10  
Villages and Colonies  
Development Plan

GLIMMER LUNCE ASSOCIATES  
FLUCCO  
KORMA  
06-11-2011

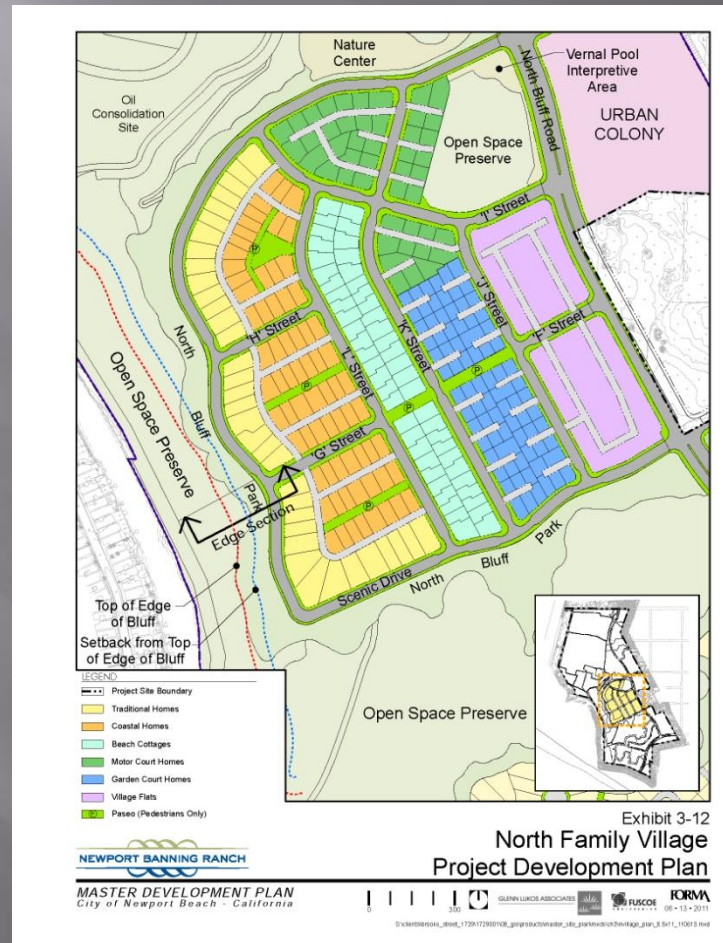
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# Lot Configuration





# North Family Village



# South Family Village

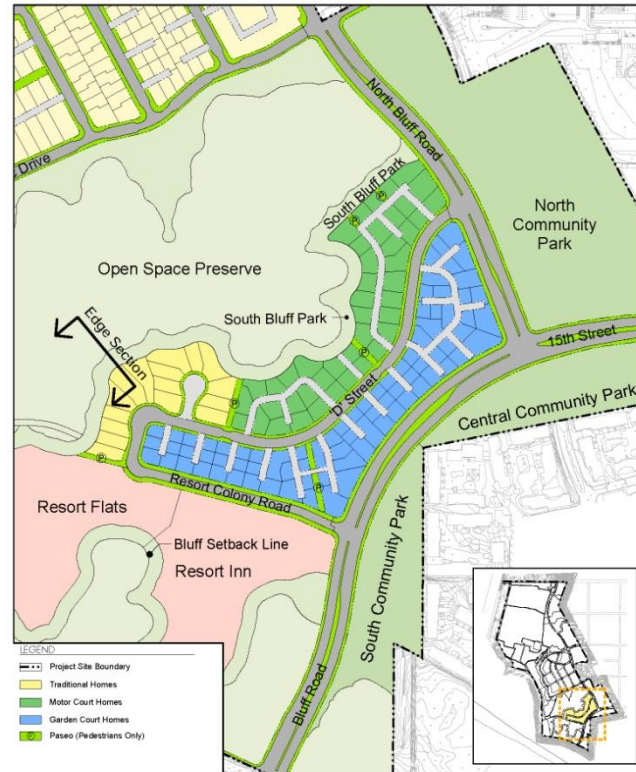


Exhibit 3-14  
South Family Village  
Project Development Plan

NEWPORT BANNING RANCH

MASTER DEVELOPMENT PLAN  
City of Newport Beach - California

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

GUNN LUKAS ASSOCIATES

FUSCO FORM

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# Urban Colony



Exhibit 3-16  
Urban Colony SPA 12a  
Project Development Plan

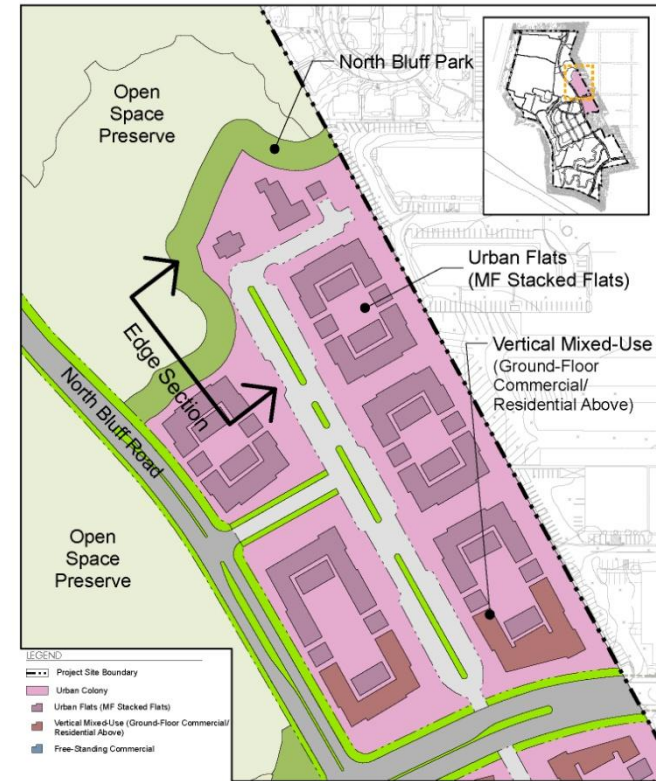


Exhibit 3-17  
Urban Colony SPA 12b  
Conceptual Development Plan

# Resort Colony

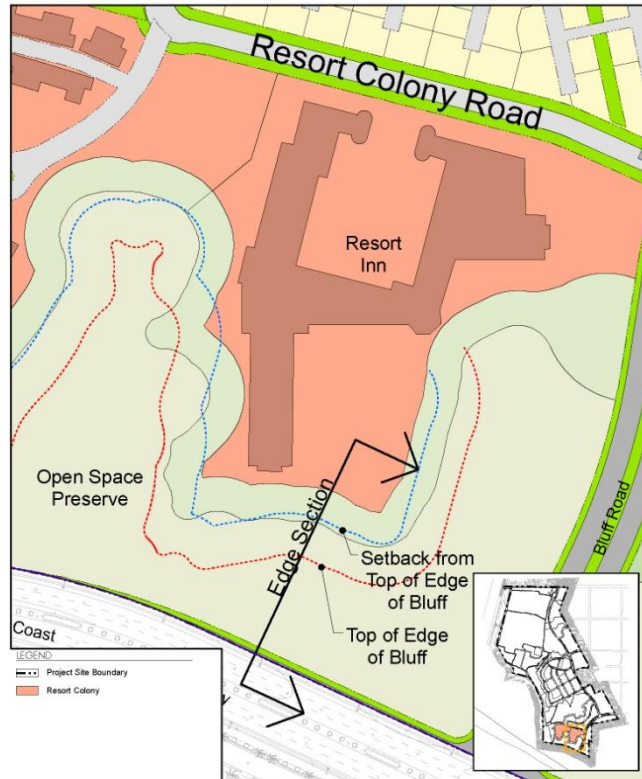


Exhibit 3-19

## Resort Colony SPA 13a Conceptual Development Plan

NEWPORT BANNING RANCH

MASTER DEVELOPMENT PLAN  
City of Newport Beach - California

GLAVIN LUNCE ASSOCIATES  
FLUCCO  
FORMA  
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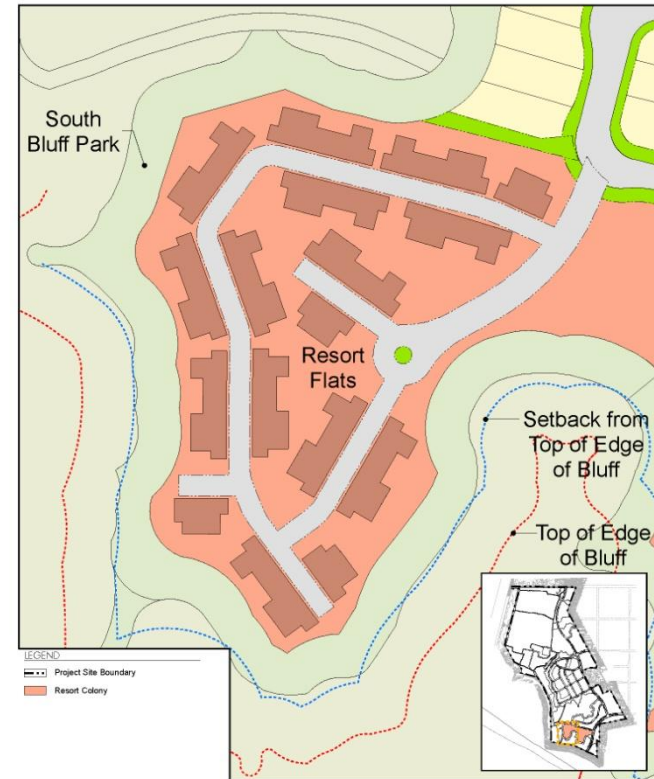


Exhibit 3-20

## Resort Colony SPA 13b Project Development Plan

NEWPORT BANNING RANCH

MASTER DEVELOPMENT PLAN  
City of Newport Beach - California

GLAVIN LUNCE ASSOCIATES  
FLUCCO  
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# Public Dedications & Conveyances

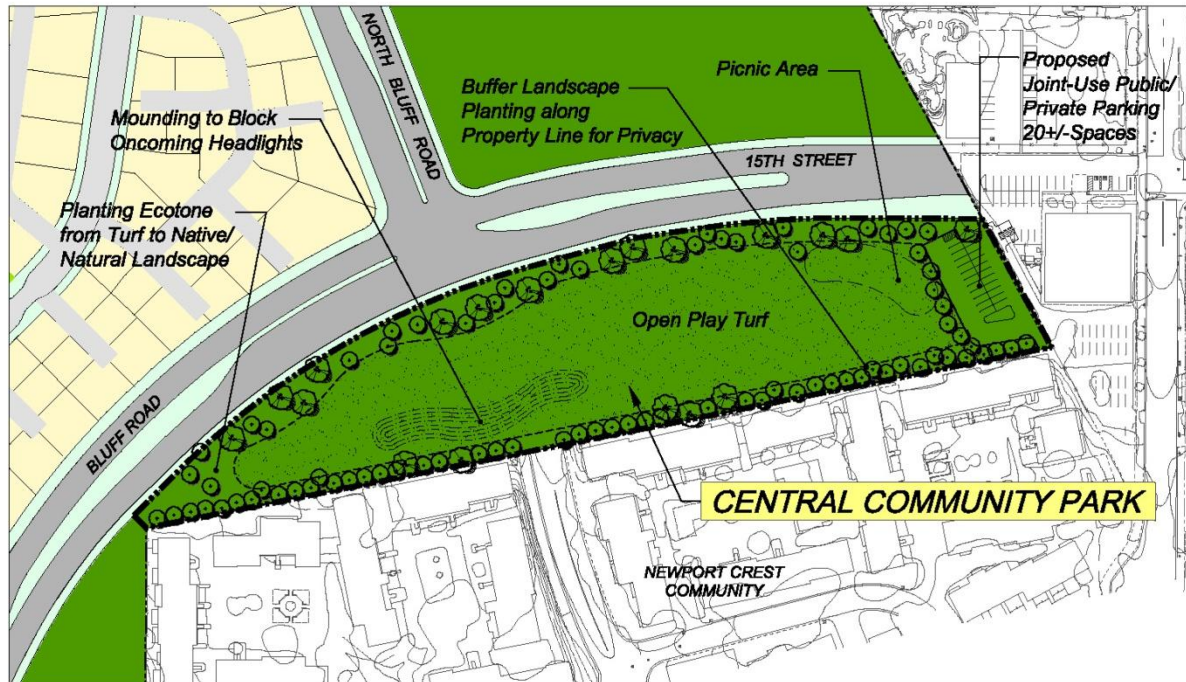
The site plan for North Community Park is a detailed layout of the park's features. The park is bounded by 16th Street to the north and 15th Street to the south. To the west, it is bordered by a residential area with a street labeled 'BLUFF ROAD'. To the east, it is bordered by 'CENTRAL COMMUNITY PARK'. The plan includes several key areas:

- Parking:** Two main parking areas are shown. One is located on the west side, labeled 'Parking (19+/- Spaces)'. The other is on the south side, labeled 'Public Parking (155+/- Spaces)'.
- Recreational Facilities:**
  - Age Specialized Tot Lot (5-12):** Located in the central-western part of the park.
  - Age Specialized Tot Lot (2-5):** Located south of the 5-12 tot lot.
  - Public Restroom Building (with Storage):** Located between the two tot lots.
  - Softball Field Overlay:** Located south of the 2-5 tot lot.
  - Little League Field Overlay:** Located south of the softball field.
  - 3 Soccer Fields (Lighted):** Located on the eastern side of the park, labeled '(300' x 180')'.
  - Pony League Field Overlay:** Located on the eastern side, north of the soccer fields.
  - Landscaped Buffer Edge:** A green area along the eastern boundary.
  - Interpretive Gathering / Seating Area:** Located near the top center.
  - Safety Fencing:** Located near the top center.
  - 6 Tennis Courts (Lighted):** Located near the top center.
  - Fitness / Pic Course:** Located near the top center.
- Infrastructure and Other Features:**
  - Decomposed Granite Access Road / Trail:** A winding path through the park.
  - Water Quality Basin:** Located near the top left.
  - Public Access Driveway:** Located near the top left.
  - Basketball Court (Lighted):** Located near the top left.
  - Potential Picnic Area or Skateboard Park:** Located near the top left.
  - City Utilities Yard:** Located near the top center.
  - MAUSD PROPERTY:** Located near the top left.

The plan also shows a 'BLUFF ROAD' running along the western boundary and a 'BLUFF ROAD' running along the southern boundary. A 'NORTH COMMUNITY PARK' label is placed in a yellow box at the bottom center of the plan.



# Central Community Park



NEWPORT BANNING RANCH

**MASTER DEVELOPMENT PLAN**  
City of Newport Beach - California

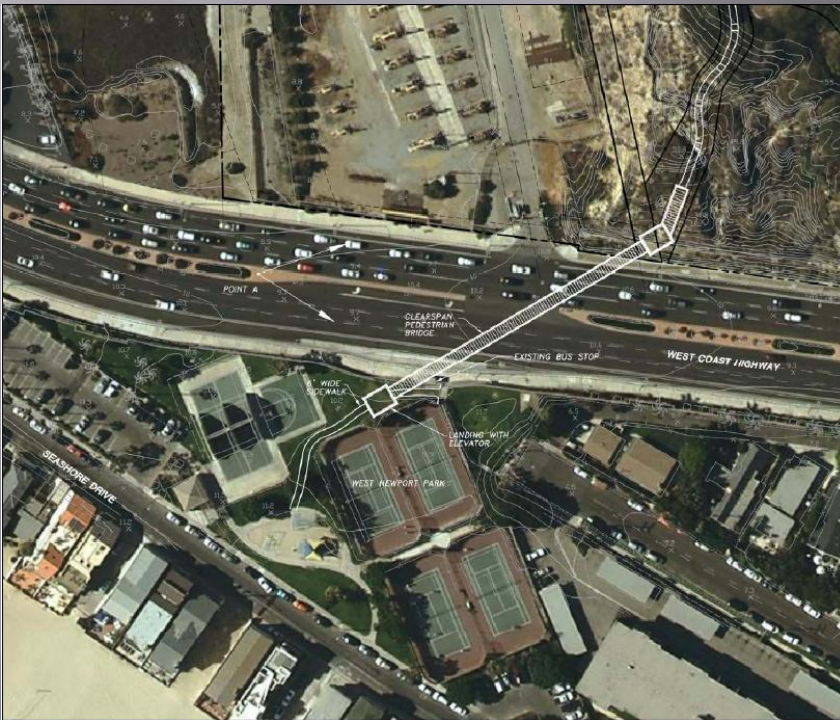
Exhibit 3-6b  
**Central Community Park**  
**Project Development Plan**

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RUSCOE FORMA  
2011 07-13

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# Pedestrian Bridge



# Public Access Easements

**North Bluff Park**

**Open Space Preserve**

**North Family Village**

**North Bluff Road**

**KEY MAP**

Labels on the map include:

- Top of Edge of Bluff
- Setback from Top of Edge of Bluff
- Bio-Swale
- Discovery Tot Lot and Picnic Area
- Trail Connection to Large Arroyo Trail
- 6' Wide, Pedestrian Trail
- Bio-Swale
- Trellis Feature at Street Terminus
- Overlook
- Amphitheater
- Trellis Feature at Street Terminus
- Passive Park and Picnic Area
- Nature Center
- Vernal Pool Interpretive Area

0 100 200 300 400

 GLENN LUKOS ASSOCIATES

 FUSCO FOUNDATION

 FORMA

2011-05-13

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Exhibit 3-7a  
South Bluff Park  
Project Development Plan

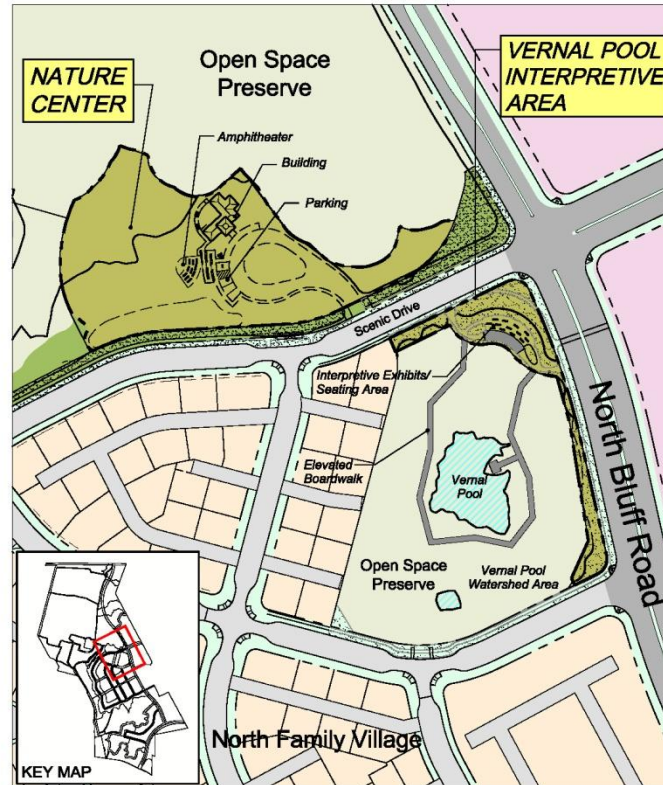


Exhibit 3-8

## Nature Center/ Vernal Pool Interpretive Area Project Development Plans

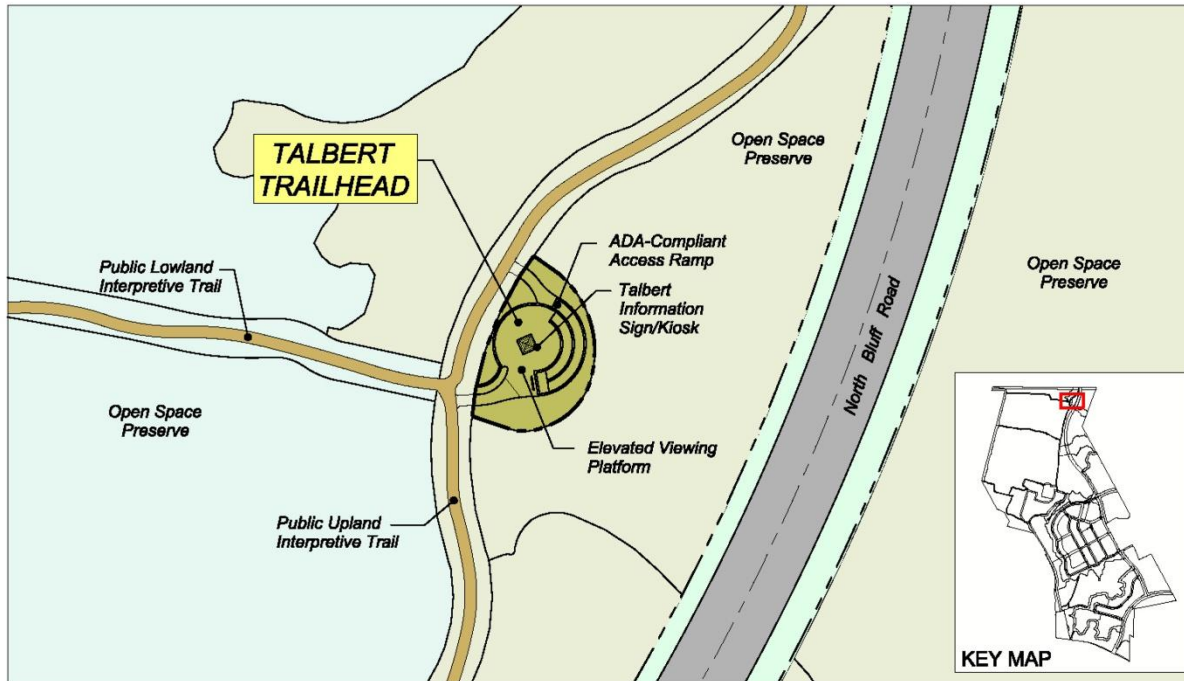
NEWPORT BANNING RANCH

**MASTER DEVELOPMENT PLAN**  
*City of Newport Beach - California*

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# Talbert Trailhead



NEWPORT BANNING RANCH

**MASTER DEVELOPMENT PLAN**  
City of Newport Beach - California

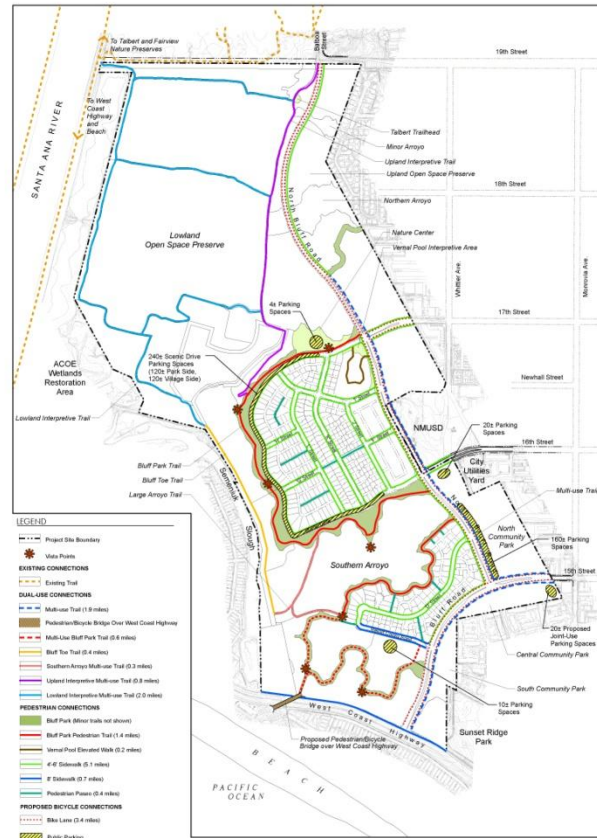
Exhibit 3-9  
**Talbert Trailhead**  
**Project Development Plan**

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2011 08-13

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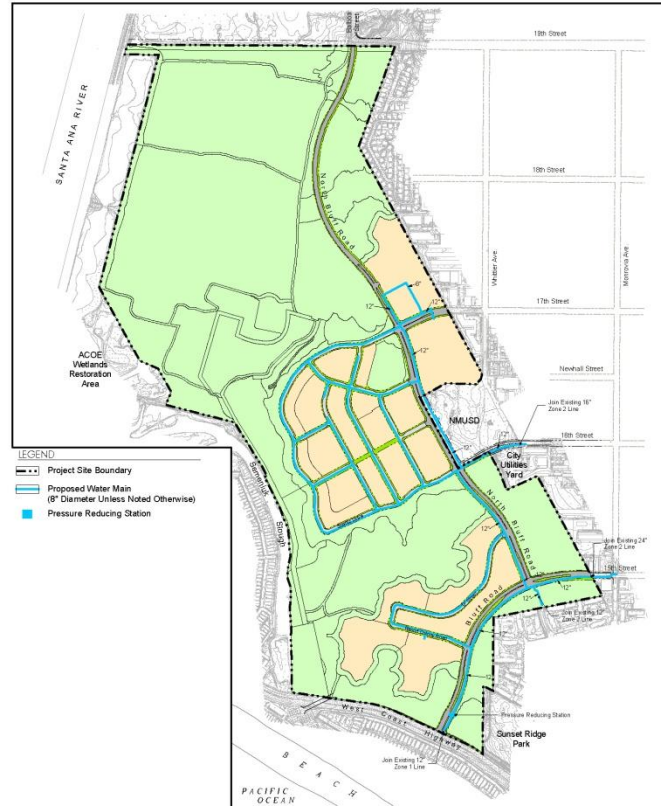


# Trails



# Infrastructure

# Water



NEWPORT BANNING RANCH

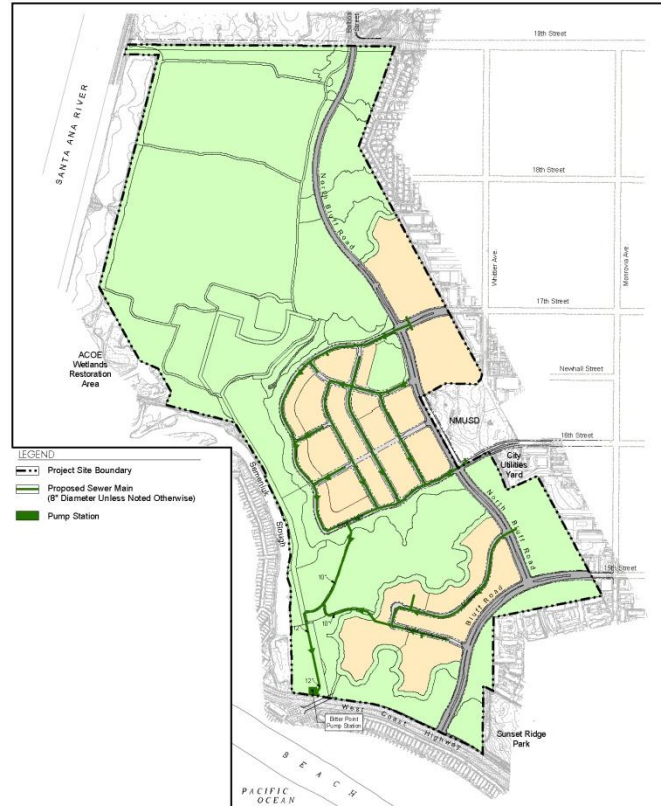
MASTER DEVELOPMENT PLAN  
City of Newport Beach - California

Exhibit 8-16  
Master Water Plan

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# Wastewater



NEWPORT BANNING RANCH

MASTER DEVELOPMENT PLAN  
City of Newport Beach - California

Exhibit 8-17  
Master Wastewater Plan

0 500' GLENN LUKAS ASSOCIATES RUSCOE FORMA

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# Drainage

